

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY 9 JULY 2025

Councillors Present: Alan Macro (Chairman), Richard Somner (Vice-Chairman), Jeremy Cottam, Paul Kander, Geoff Mayes, Justin Pemberton, Vicky Poole and Clive Taylor

Also Present: Stephen Chard (Zoom Host), Gareth Dowding (Principal Engineer (Traffic and Road Safety)), Shaheen Kauser (Senior Legal Representative), Emma Nutchey (Principal Planning Officer), Thomas Radbourne (Clerk), Simon Till (Development Control Team Leader)

Apologies for inability to attend the meeting: Councillor Ross Mackinnon

PART I

1. Minutes

The Minutes of the meeting held on 7 May 2025 were approved as a true and correct record and signed by the Chairman.

The Minutes of the meeting held on 15 May 2025 were approved as a true and correct record and signed by the Chairman.

2. Declarations of Interest

There were no declarations of interest received.

3. Schedule of Planning Applications

(1) 24/02564/FUL – former stables and garage adjacent to 1 to 3 Stable Cottages, Wallingford Road, Streatley

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 24/02564/FUL in respect of the proposed demolition of the existing stable and garage, and erection of a new single-storey 2-bedroom dwelling at The Stables at number 3 Stable Cottages.
2. Emma Nutchey (Principal Planning Officer) introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission, subject to the conditions outlined in the main report.
3. In accordance with the Council's Constitution, Mr Paul Fenton, applicant, addressed the Committee on this application.

Applicant/Agent Representation

4. Mr Fenton addressed the Committee. This representation can be viewed on the recording: [Western Area Planning Committee – 9 July 2025](#)

Member Questions to the Applicant/Agent

5. Members asked questions of clarification and were given the following responses:

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- The building was of no current use and would not be suitable for commercial storage as it would cause disturbance to neighbouring buildings.
- The surface water would drain to a soakaway, however, another soakaway could be needed to address the runoff from the roof.
- The foul drainage would join to the existing sewage connection, which connected to the sewage works to the rear of the property.

Member Questions to Officers

6. Members asked questions of clarification and were given the following responses:
- There was no definition on 'good quality' regarding residential amenity space referred to in paragraph 6.11 of the report. However, usability contributed to the quality of the space with size and privacy, and sufficient space for functional activities.
 - The parking spaces were within the green area in the middle of the development. It was considered that the parking spaces alone did not undermine the value of the site and were sufficiently small enough that they would not dilute the character of the space.

Debate

7. Councillor Richard Somner opened the debate by noting that the reasons for the application going before the Committee had been rectified in the report. He noted that the proposal was better than the current use of the property considering it had been redundant for 30 years and would be a benefit to the area.
8. Councillor Jeremy Cottam believed the site was not overlooked and would make no impact on the surrounding areas. He supported the recommendations from Officers and felt that the parking spaces in the green section of the proposal would be of no detriment to the space.
9. Councillor Clive Taylor raised no objection to the application and noted it would increase the housing stock in the area.
10. Councillor Jeremy Cottam proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report. This was seconded by Councillor Justin Pemberton
11. The Chairman invited Members of the Committee to vote on the proposal by Councillor Jeremy Cottam, seconded by Councillor Justin Pemberton, to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Manager be authorised to grant planning permission subject to the conditions in the main report.

(The meeting commenced at 6.30 pm and closed at 6.55 pm)

CHAIRMAN

Date of Signature